

January 2012

20003 - Condo & Coop

New Listings**17**

183.3%
 from Dec 2011: **6**
13.3%
 from Jan 2011: **15**

| YTD | 2012 | 2011 | +/- |
|-----|-----------|-----------|-------|
| | 17 | 15 | 13.3% |

5-year Jan average: **18****New Pendings****9**

-10.0%
 from Dec 2011: **10**
28.6%
 from Jan 2011: **7**

| YTD | 2012 | 2011 | +/- |
|-----|----------|----------|-------|
| | 9 | 7 | 28.6% |

5-year Jan average: **7****Closed Sales****8**

0.0%
 from Dec 2011: **8**
100.0%
 from Jan 2011: **4**

| YTD | 2012 | 2011 | +/- |
|-----|----------|----------|--------|
| | 8 | 4 | 100.0% |

5-year Jan average: **6****Median Sold Price****\$306,700**

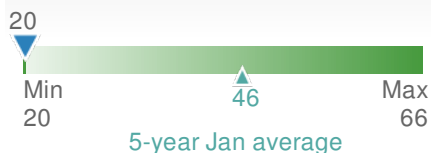
-18.8%
 from Dec 2011: **\$377,750**
-48.9%
 from Jan 2011: **\$600,000**

| YTD | 2012 | 2011 | +/- |
|-----|------------------|------------------|--------|
| | \$306,700 | \$600,000 | -48.9% |

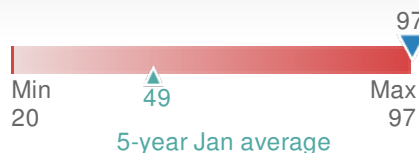
5-year Jan average: **\$403,440****Summary**

In 20003, the median sold price for Condo & Coop properties for January was \$306,700, representing a decrease of 18.8% compared to last month and a decrease of 48.9% from Jan 2011. The average days on market for units sold in January was 97 days, 100% above the 5-year January average of 49 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 4.8% decrease in supply to 20 active units.

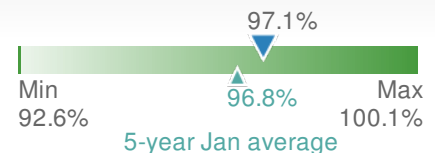
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.76 in December and an increase from 0.29 in January 2011. The Contract Ratio is 124% higher than the 5-year January average of 0.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings**20**

| Dec 2011 | Jan 2011 |
|-----------|-----------|
| 21 | 42 |

Avg DOM**97**

| Dec 2011 | Jan 2011 | YTD |
|-----------|-----------|-----------|
| 95 | 65 | 97 |

Avg Sold to OLP Ratio**97.1%**

| Dec 2011 | Jan 2011 | YTD |
|--------------|--------------|--------------|
| 93.0% | 92.6% | 97.1% |